

TOWN OF NEWSTEAD  
PLANNING BOARD MINUTES  
September 20, 1999

PRESENT:     Dave Wakeman, Chairman                     Don Folger, Code Enforcement Officer  
               Doug Klotzbach                                 Rebecca Baker, Planning Board Clerk  
               Mary Valentine  
               John Potera  
               Jim Ebersole  
               Terry Janicz  
               Andy Kelkenberg  
               Doug Klotzbach

The meeting was called to order by Dave Wakeman at 7:35pm. John motioned to accept the minutes of August 16<sup>th</sup> as written, seconded by Doug and all approved.

Dave updated the board on the following items:

Stippit is planning a major expansion project. The town board and planning board were informed as a courtesy.

The NY Planning Federation will hold its annual conference from Oct 17 – 20. Any one interested in going should contact Dave.

A townwide master plan is being developed and two planning board members have been invited to participate on the master plan board. It will be a one to one and a half-year commitment. The master plan board would like to convene as soon as possible.

Any one interested should contact Dave.

Dave wrote a letter to the Suttons regarding the new bed and breakfast ordinance the planning board recommended to the town board. Mrs. Sutton responded positively and is happy with the direction the two boards have taken regarding this matter.

The board reviewed the unfinished items on the agenda. The Golden Pond project is moving forward. Everything is delineated and they are waiting for The Corps of Engineers. This item will be in front of the planning board again shortly.

Kelly Schultz is in the process of getting plans together for a new complex to replace the barn that burned down.

The board reviewed the new Brandt drainage plan. It was suggested that when the landowners come to the building department requesting a building permit, Don should ask them to leave as many trees as possible. The town does not have a tree ordinance, so nothing official can be done. Mylars will have to be provided and filed with the county.

Andy made a motion to approve the subdivision. John seconded the motion and all approved.

The board next held the following public hearings:

1. The hearing to hear comments on the Perry subdivision on McNeely Rd. was opened at 8:06pm. All board members were present. John Schenne represented Mr. Perry. Clerk read proof of publication. There were no previous comments received. The rear easement was modified to an 85' easement as per the town's request. Mr. Schenne will provide mylars and record the subdivision with the county. A motion to approve the subdivision and have it filed with the county was made by Jim, seconded by Doug and all approved. The hearing was closed at 8:18pm.
2. The hearing to hear comments on the subdivision located on Hunts Corners Rd., owned by Jim Young was opened at 8:25pm. All board members were present as well as Jim Young. Clerk read proof of publication. No previous comments were received. Mr. Young was informed that the county still owns the portion of land located between the old and current road. Therefore, he does not have any road frontage for the proposed lot. Mr. Young must contact his lawyer and make arrangements with the county to purchase that piece of land. Doug made the motion to approve the subdivision contingent upon the county releasing to the landowner, not the Town of Newstead, the .258 acres located between the old and current road. Jim seconded the motion and all approved. The hearing was closed at 8:45pm.
3. The hearing to hear comments regarding the subdivision on Crego Rd. owned by Keith Berghorn was opened at 8:46pm. All board members were present as well as Mr. Berghorn. Clerk read proof of publication. No previous comments were received. There being no questions or comments, Mary motioned to approve the subdivision, seconded by Terry and all approved. The hearing was closed at 8:48pm.
4. The hearing to hear comments for or against the subdivision on Havens Rd. owned by the estate of Mina Beeman, was opened at 8:49pm. All board members were present and Karen Pauly represented the estate. Clerk read proof of publication. No previous comments were received. The proposed lot will be 400 ' x 600'. Currently there are two

dwelling on the parcel. The split will allow one per parcel. Mary motioned to approve the subdivision, John seconded the motion and all approved. The hearing was closed at 9:04pm.

5. The hearing to hear comments regarding the subdivision on Hunts Corners Rd., owned by Andy Blasko was opened at 9:05pm. All board members were present as well as Andy Blasko. Clerk read proof of publication. No previous comments were received. The proposed lot will be 211' x 600'. Andy motioned to approve the subdivision; Doug seconded the motion and all approved.

Terry and Doug removed themselves from the board for the pre-application discussion for ADESA. Dale Krushke, Bill Schutt, Warren Claus, Pete Adolf, and Greg Whitliff, represented ADESA. Andrew Casolini represented Wendel, the Town Engineers. Bill Schutt, provided the board with an overall plan of their master plan for the next 3 – 4 years. It included extensive paving, a new recon and car wash building, an addition to the existing building on the Clarence Materials lot, a new truck entrance on to Main Rd., a test track and security perimeter path. Phase I will consist of paving to the west of the current parcel, the new recon building and hopefully the car wash building. Mr. Schutt reassured the board that detailed drawings would be provided showing drainage, building details, etc. They would like to be able to begin construction of phase I as soon as possible. The board approved the conceptual plan and will review the site plan in detail at the October 18<sup>th</sup> meeting.

Terry and Doug rejoined the board.

Don Folger presented a building permit request to the board. It was for a 13' x 16' commercial addition. Since no stormwater plan is required, and the addition falls into the current building outline, he wondered if the planning board felt it was necessary for the applicant to bring this matter before the planning board. Consensus was yes, or the board may be setting precedence for the future.

Mary motioned to adjourn the meeting at 10:20pm. Doug seconded the motion and all approved.

Respectfully submitted,  
Rebecca K. Baker,  
Recording Secretary